

Clark County Rural Zoning Commission
Regular Meeting – 8:30 a.m.
Wednesday, January 11, 2006

Administration Building
of the former Springview Center
3130 East Main Street
Springfield, OH 45505

AGENDA

1. Minutes – November 9, 2005 (Regular)

*Discussion &
Action*

2. Rezoning Case

Z-2006-1

Shirley A. Clonch

Bethel Township ~ .94 acres

2727 Medway-Carlisle Rd.

B-2 to R-1 (Rural Residence District)

PUBLIC HEARING

*Discussion &
Action*

3. Staff Comments

Discussion

4. Adjournment

Action

www.clarkcountyohio.gov/planning

Minutes

Clark County Rural Zoning Commission

Regular Meeting ~ 8:30 a.m.
Wednesday, November 9, 2005

Administration Building of the former Springview Center
3130 East Main Street
Springfield, OH 45505

Mr. Tom Crosbie, Chairperson of the Clark County Rural Zoning Commission, called the meeting to order at 8:30 a.m.

Present: Mr. Tom Crosbie, Mr. John Baird, Mrs. Linda Smith and Mrs. Jerri Taylor.

Absent: Mr. Gary Cummins.

RZC: 11-24-2005: Minutes ~ October 12, 2005

Motion by Mrs. Taylor, seconded by Mr. Rhine to approve the minutes as printed.

VOTE: Motion carried unanimously.

Z-2005-9 Rezoning Case ~ Janet K. Perkins ~ Harmony Township ~ 36.67 acres ~ E. National Road at the west Corporation Line of the Village of South Vienna ~ A-1 to I-1 (Industrial District) ~ Public Hearing

Mr. Philip Tritle, Planning Staff, presented the report on the rezoning case submitted by Janet K. Perkins. He highlighted information contained in the staff report and on the maps and drawings. He stated that the next case on the agenda (case# Z-2005-10) is related and is located immediately to the north. Sewer and water are close.

- The County Engineer reviewed the request for rezoning. There are limited access issues. An access point out to Rt. 54 is available from the companion parcel. There may be an alternative of obtaining access to Rt. 40. The adjoining parcel to the east, which is also owned by the applicant, may have an accessible location within the Village limits. There is no median cross over. Drainage is satisfactory under the present use. The Engineer would like to maintain a buffer along the cemetery. There are twin 72" culverts. The County Engineer has no objection to the request.
- Soil and Water Conservation has reviewed the property. Soils should not be a major issue since public sewer and water are available. They want to see that the current drainage patterns across the property are maintained and not interrupted. A Stormwater Management Plan will be required for future development of this property. Construction activities will require a National Pollutant Discharge Elimination System permit from the EPA. Regarding existing natural features, the existing woodland areas should be preserved to the maximum extent.
- The Combined Health District did not report because the Ohio EPA is responsible for commercial development.

Mr. Tritle noted that this is being proposed as part of a larger plan to include this property and the companion property to the north for an auction facility. Auctions will be held four or five times a year. It is for heavy equipment such as trucking items and agriculture implements.

Staff is recommending approval of the rezoning to I-1. On November 2, 2005, the Clark County Planning Commission recommended approval of this rezoning.

Mrs. Smith asked if the street coming in from Rt. 54 has the width to handle heavy machinery.

Mr. Tritle responded that the applicant or the eventual buyer would make provisions to widen the road.

Mr. Shane Farnsworth added it has been discussed that W. Park Drive (by Speedway in South Vienna) would be used for passenger vehicles (bidders) entering into the facility. The equipment would be brought in using US 40.

Mr. Tritle said that there are ways to break the limited access. It will be necessary to meet with ODOT to determine an entrance point. It will then be necessary to buy back the right to have access, if it is feasible.

Mrs. Taylor asked what plans the Village has for the parcel that is located to the east.

Mr. Tritle answered that the representative from the Village could answer the question during the public hearing.

Mr. Crosbie opened the public hearing and asked for proponents.

Mr. Thomas Lagos, 750 Shrine Rd. and owner of the companion parcel stated that this is a win-win situation. A major national corporation is under contract for his tract. He is confident that all of the problems can be solved. There will be another tract involved by the end of the year. With this much land, the proper planning can be done to accomplish a first class development.

Jeff Johnson, Executive Director of the Community Improvement Corporation (CIC), spoke of working with the state procurement process for industrial and commercial needs. Mr. Johnson explained the computerized system whereby a company or manufacturing concern (out of state or in state) wishing to expand or relocate within the state of Ohio can notify the Department of Development. The Department of Development sends that notice and all of the particulars out to several counties. His office responded to a state lead and had the opportunity to submit Mr. Lagos' property as a possible site for this venture. The company was impressed with the proposal and with our community. He is confident that our community is in the lead for this project. There will be two buildings used for operations.

Mr. Crosbie asked if the equipment would be brought in for the auction. He asked if there would be storage of equipment.

Mr. Johnson responded that the equipment will not be left sitting on the property.

Mrs. Taylor asked why so much property is needed.

Mr. Lagos responded that parking is a big consideration.

Mr. Johnson added that it will take that much land to display equipment, to provide access, etc.

Tammi Angle, Solicitor for South Vienna, spoke about the concerns and questions of the Village. The third parcel, located to the east of this proposed rezoning, will come before the Village Council on December 6, 2005 for rezoning. The Village will need assistance with extension of sewer and water. They prefer that any access from Rt. 40 be as far west as possible. Although the Village has concerns, she is confident that all issues can be addressed satisfactorily.

Mrs. Taylor asked about the plans for the third parcel.

Ms. Angle responded that it would be part of the auction property. She stated that appropriate buffers for the school property need to be maintained.

Mrs. Taylor asked about the appearance of the proposed project as one approaches the Village.

Mr. Lagos provided a layout of the project. He explained that this is an international auction house. They will attract people from all over the country and all over the world. Their facilities are first class. The amount of acreage gives them the ability to properly buffer. An international clientele will be participating in these auctions. Hopefully, these actions will lead to attracting industry to this area. During auction periods, we will hopefully capture a significant number of the auction attendees for our hotels and motels.

Mr. Baird asked if Mr. Lagos has actually seen one of the facilities.

Mr. Lagos responded that he has seen pictures.

Mr. Johnson said that he has seen pictures and video.

Mr. John Shuman, brother of the applicant, will be visiting one of the locations this week in Florida. Regarding the look of the development from Rt. 40, he explained that the developer is interested in visibility from I-70.

Mrs. Taylor asked for an estimate of the number of additional jobs that can be anticipated.

Mr. Lagos' guess was that it would be in the range of 15 to 20, except during the auction weekends.

Mrs. Taylor asked if the Village would have input into this project.

Mr. Lagos answered that the Village has a great deal of leverage. They have water and sewer and the development needs water and sewer. They are aware that the Village will need help with the cost of extending sewer and water. It is possible that the state will be approached to use a portion of the sales tax revenue to assist with placement of needed infrastructure.

Krista Magaw, Tecumseh Land Trust, stated that this is a very interesting project. This is a logical place for this type of development. She asked about potential drainage onto farmland.

Mr. Tritle answered that the developer would have to abide by state regulations. When designing a drainage system (retention areas) you can't cause more flow off of the ground than what it is currently.

Ms. Magaw asked about the time frame for this project.

Mr. Lagos responded that January would be ideal. They are ready to go now. The representative for the user will be at the South Vienna Council meeting in December.

Mrs. Smith asked what would happen if the property is rezoned to I-1 and this company pulls out.

Mr. Lagos answered that the applicant and Mr. Lagos would work very hard to make sure that something first class goes to that particular site. The three parcels make an ideal place to put a first class development in our county.

Mrs. Taylor asked if the property would have to come back before the board should one of the conditional uses listed under I-1 (junk yard, wrecking yard, correctional facility, mineral extraction, sanitary landfill) be considered in the future.

Mr. Farnsworth answered that those uses would require Board of Zoning Appeals approval.

Mr. Crosbie asked for opponents. There were no opponents.

Mr. Crosbie closed the public hearing.

RZC: 11-2005-25: Z-2005-9 Rezoning Case ~ Janet K. Perkins ~ Harmony Township

Motion by Mrs. Smith, seconded by Mrs. Smith to Approve the request of Janet K. Perkins to rezone 36.67 acres located on E. National Road at the west Corporation Line of the Village of South Vienna, Harmony Township from A-1 (Agricultural District) to I-1 (Industrial District).

VOTE: Motion carried unanimously.

Z-2005-10 Rezoning Case ~ Thomas H. Lagos ~ Harmony Township ~ 62.63 acres ~ southwest intersection of I-70 and SR 54 ~ A-1 to I-1 (Industrial District) ~ Public Hearing

Mr. Tritle noted that the reports for the previous case are essentially the same for this case.

Mr. Crosbie opened the public hearing and asked for proponents.

Mr. Crosbie asked for opponents. There were no opponents.

Mr. Crosbie closed the public hearing.

RZC: 11-2005-26: Z-2005-10 Rezoning Case ~ Thomas H. Lagos ~ Harmony Township

Motion by Mr. Baird, seconded by Mr. Rhine to Approve the request of Thomas H. Lagos to rezone 62.63 acres located at the southwest intersection of I-70 and SR 54, Harmony Township from A-1 (Agricultural District) to I-1 (Industrial District).

VOTE: Motion carried unanimously. (Mrs. Taylor expressed reluctance because of her concern that this business might not come in).

Z-2005-11 Rezoning Case ~ Alan D. Sweet Estate ~ Moorefield Township ~ 18.29 acres ~ 2176 Moorefield Road ~ A-1 to AR-10 (Agricultural/Residential District) ~ Public Hearing

Mr. Philip Tritle, Planning Staff, presented the report on the rezoning case submitted by Alicia Hupp, Administrator for the Alan D. Sweet Estate. He highlighted information contained in the staff report and on the maps and drawings.

- The County Engineer noted that there is an existing driveway for the existing house. It does not appear that access is an issue and a permit for a new driveway will be required for the development of the 18 acres. Drainage is satisfactory under the present use. Rezoning would have negligible impact on drainage.
- Clark Soil and Water indicated no significant impact on the soils and drainage.
- The Health Dept. noted that the existing house has an existing septic system. The Health Dept. has approved the division of the property.

Planning Dept. noted that the purpose of the division of this property is that the property is in the estate of Mr. Sweet and the two survivors want to divide the property exactly in half. The reason that this property is coming before zoning is that A-1 has a forty acre minimum except for one to five acre tracts for lotsplits. Anything between five acres and forty acres has to be rezoned. The appropriate category for this site and size of tract would be AR-10. Planning Staff recommended approval of this rezoning. Clark County Planning Commission voted on November 2, 2005 to recommend approval of the rezoning to an AR-10.

Mrs. Taylor asked if the plan is for one home on this acreage.

Mr. Tritle responded that with this rezoning that would be the only option. If they wanted to develop it as a cluster development it would have to come back for rezoning. At this time the AR-10 rezoning is what the applicant has requested.

Other possible uses for this parcel were discussed.

RZC: 11-2005-27: Z-2005-11 Rezoning Case ~ Alan D. Sweet Estate ~ Moorefield Township

Motion by Mrs. Smith, seconded by Mr. Baird to grant Approval of the request submitted by the Alan D. Sweet Estate to rezone 18.29 acres located at 2176 Moorefield Road, Moorefield Township from A-1 to AR-10 (Agricultural/Residential District).

VOTE: Motion carried unanimously.

Staff Comments

Shane Farnsworth stated that the Planning and Zoning Workshop will be on the first Friday of December. Registration forms can be obtained by contacting Mr. Farnsworth by phone or email. It will be a one day event at Sinclair Community College. Interested board members should register and give Mr. Farnsworth a receipt so that they can be reimbursed.

There are no cases for the December meeting.

Adjournment

RZC: 11-28-2005: Adjournment

Motion by Mr. Baird, seconded by Mrs. Taylor to adjourn the meeting.

VOTE: Motion carried unanimously.

The meeting was adjourned at 9:33 a.m.

Shane W. Farnsworth, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

Rezoning Case # Z-2006-1

To: Clark County Rural Zoning Commission	Date of Meeting: January 11, 2006
From: Planning Staff	Date of Report: January 5, 2005

Applicant: Shirley A. Clonch

Request Action: Rezone from B-2 (Community Business District) to R-1 (Rural Residence District)

Purpose: To replace existing single-family residence with a new single-family residence

Location: 2727 Medway-Carlisle Rd. - Bethel Township

Size: 0.94 Acres

Existing Land Use: Single-family residence

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	Low Density Residential	B-2 (Community Business) & R-1 (Suburban Residence)
South	Residential & Commercial (Medway)	B-2 (Community Business) & R-2A (Medium Density Single-Family Residence)
East	Residential & Commercial	B-2 (Community Business) & R-1 (Suburban Residence)
West	Residential & undeveloped	R-1 (Suburban Residence) & A-1 (Agricultural)

ANALYSIS

This lot was zoned Business when the original zoning map was adopted.

Reports from other agencies:

County Engineer

Direct access to Medway-Carlisle Road is utilized via an existing driveway. Any change, upgrade, or relocation would require applicant to obtain a new driveway permit. Drainage appears adequate under present use. The County Engineer has no objection to this rezoning. (See Dec 14, 2005 letter)

Soil Conservation

The Clark Soil & Water Conservation District has reviewed the site and provided the following information relative to soils and drainage. There are existing structures on this site. The proposed rezoning, as indicated above, should not significantly impact soils and drainage.

This office does not object to the above request, as proposed. (See Dec. 19, 2005 letter)

Combined Health District

No report. Site served by public sewer.

Utilities Department

The property is currently connected to public sewer. We have no objections to the proposed rezoning. (See Dec. 22, 2005 letter)

Planning Department

The Clark County Comprehensive Plan identifies this area as Medium density residential development (4 to 6 dwellings per acre - gross density) which should be directed to existing residential growth areas, where it can be serviced by central water and sewer service. This is recommended for portions of Bethel, Mad River, Moorefield and Springfield townships. Neighborhoods should transition to business areas through the use of multi-family development and institutional uses. New residential development should not be located in close proximity to established or planned industrial areas. Supporting commercial uses are appropriate, but only at key intersections.

The applicant wants to demolish the existing house and build a new home on the site. The B-2 Business District does not permit residential uses. Therefore rezoning is necessary to rebuild a residential structure on this lot.

RECOMMENDATION

The Staff recommends approval of the rezoning from B-2 to R-1.

Clark County Planning Commission - Meeting Date: January 4, 2006

Motion by Mrs. Stevenson, seconded by Mr. Bicknell to recommend **Approval** to the Rural Zoning Commission for the request of Shirley A. Clonch to rezone 0.94 acres located at 2727 Medway-Carlisle Rd., Bethel Township from B-2 (Community Business District) to R-1 (Rural Residence District)

VOTE:

Yes: Mr. Bicknell, Mr. Cordle, Ms. Jordan, Mr. Jurick, and Mrs. Stevenson.

Pass: Mr. Hartley and Mr. Tackett.

Motion carried.

Attachments:

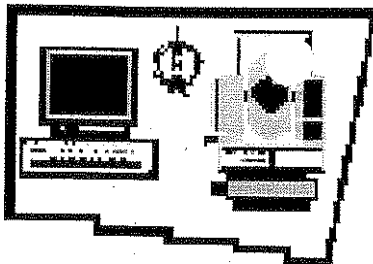
County Engineer's Letter

County Utilities Dept. Letter

Soil Conservation District's Letter

Location Map

Zoning Map



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyohio.gov/engineer

December 14, 2005

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Planner

Re: **Rezoning Request Z-2006-1**
Shirley Clonch
0.94 acres from B-2 A to R-1

Mr. Tritle,

The County Engineer has reviewed the request to rezone the property located at 2727 Medway Carlisle Road, from B-2 zoning to a R-1 Residential Zoning district for residential purposes.

Access to a major roadway is directly available, from the existing drive onto Medway Carlisle Road. The present drive may be used for access if rezoned, but any change, upgrade or relocation would require the applicant to obtain a new permit and possibly surrender the present access point.

Drainage appears adequate under the present use and no major issues are expected with razing the existing building and constructing a new residence.

Based upon our review of access and drainage, the County Engineer has no objection to the proposal to rezone the subject tract from B-2 to R-1 zoning.

Sincerely,

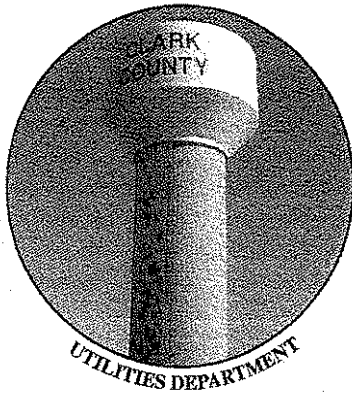
Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

Cc:

Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director
Shayne Gray – GIS/CAD Coordinator
Mark Niccolini – Ditch Maintenance Supervisor
Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy Engineer



Clark County Department of Utilities

Garfield Building • 25 W. Pleasant Street • P.O. Box 1303 • Springfield, Ohio 45501-1303
Tel: (937) 328-2493 • Fax: (937) 328-2616 • www.clarkcountyohio.gov

Alice Godsey, P.E., *Director*
Charles Bauer, P.E., *Deputy Director*

Christopher Neary, *Business Systems Manager*
Priya Krishna, *Customer Service Supervisor*
David Leist, *Chief Operator*
Dave Hasting, *Field Services Supervisor*

December 22, 2005

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Mr. Phil Tritle, Senior Planner

Re: Review Comments – Rezoning
Case Z-2006-1, 2727 Medway-
Carlisle

Mr. Tritle,

The Clark County Utilities Department has reviewed the referenced rezoning case and has the following comment. The property is currently connected to the public sewer.

Based on our review of the information provided, we have no objections to the proposed rezoning. Please let me know if you have any questions or comments concerning the above.

Sincerely,

Charles W. Bauer, P.E.
Deputy Director of Utilities

cc: Director Godsey, email



4400 Gateway Blvd. - Suite 103
Springfield, Ohio 45502

Phone (937) 328-4600/4601
Fax (937) 328-4606

With the Right to Own - Goes the Duty to Conserve

BOARD OF SUPERVISORS

Paul Snyder, Chairman
Alan Donaldson, Vice Chairman
John Ritter, Treasurer
David Stickney, Fiscal Agent
Adam Agle, Secretary

December 19, 2005

Mr. Phil Tritle
Clark County Planning Department
25 West Pleasant St.
Springfield, OH 45506

RE: Z-2006-1 ~ Clonch ~ B2 to R1
2727 Medway Carlisle ~ Bethel Twp.

Dear Mr. Tritle,

The Clark Soil & Water Conservation District has reviewed the site and provided the following information relative to soils and drainage. There are existing structures on this site. The proposed rezoning, as indicated above, should not significantly impact soils and drainage.

This office does not object to the above request, as proposed.

Respectfully,

Christine Pence, CPESC
Urban Coordinator

Jan. 2, 2006

Clark County Planning Commission
25 W. Pleasant St.
Springfield, OH 45506-2268

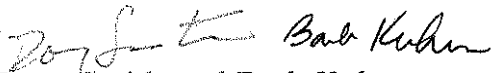
Dear Sir or Madam:

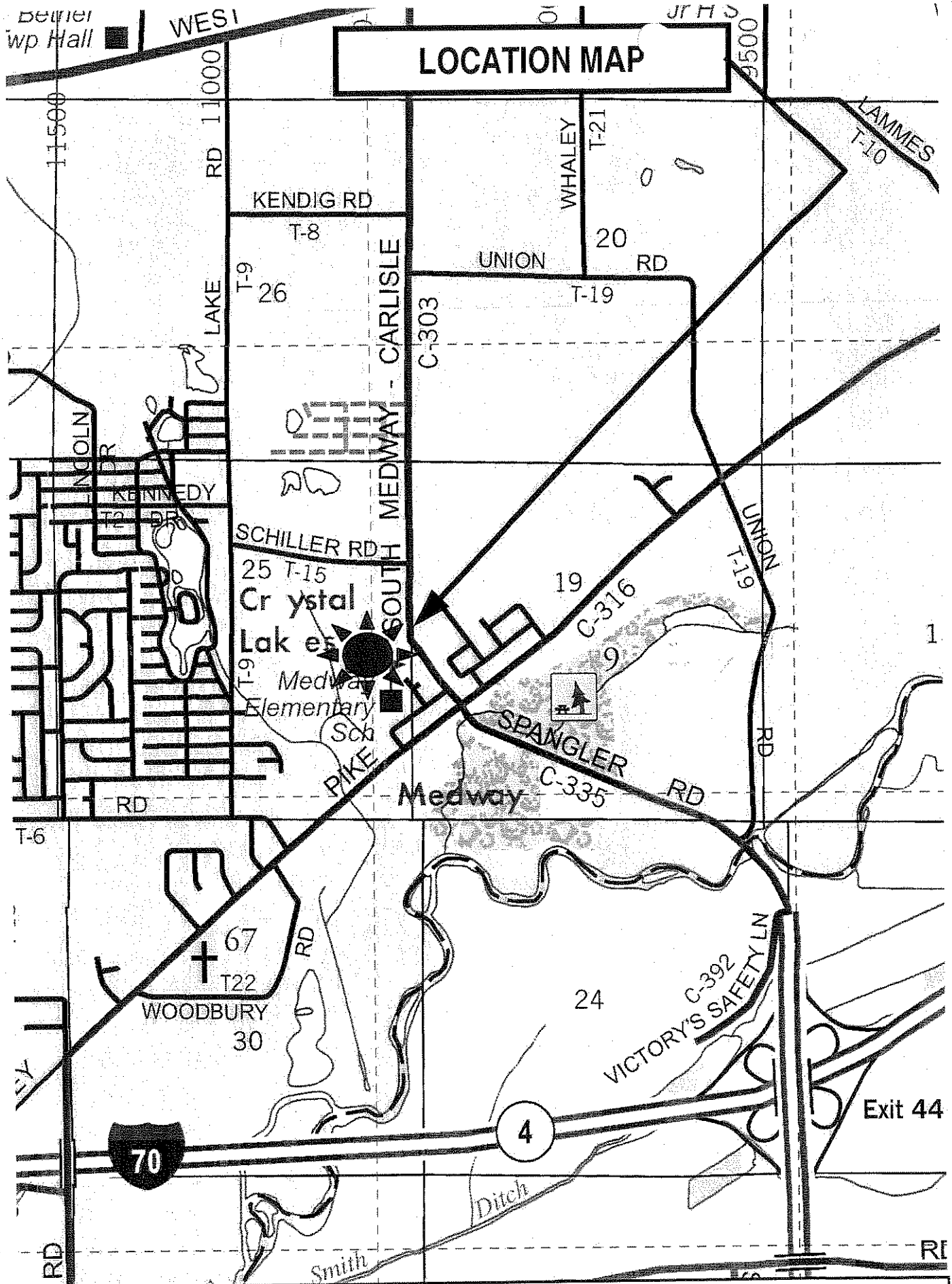
We received a notice of a meeting for Rezoning case #Z-2006-1 from your office. We would like to express our support for this request.

We feel that the rezoning of that property, 2727 Medway Carlisle Road, from B-2 to R-1 would be an appropriate use in our neighborhood. We value the rural nature of our area and feel that the rezoning of that property to R-1 would be a positive contribution towards this end.

We hope you will approve Rezoning case #Z-2006-1.

Yours truly,

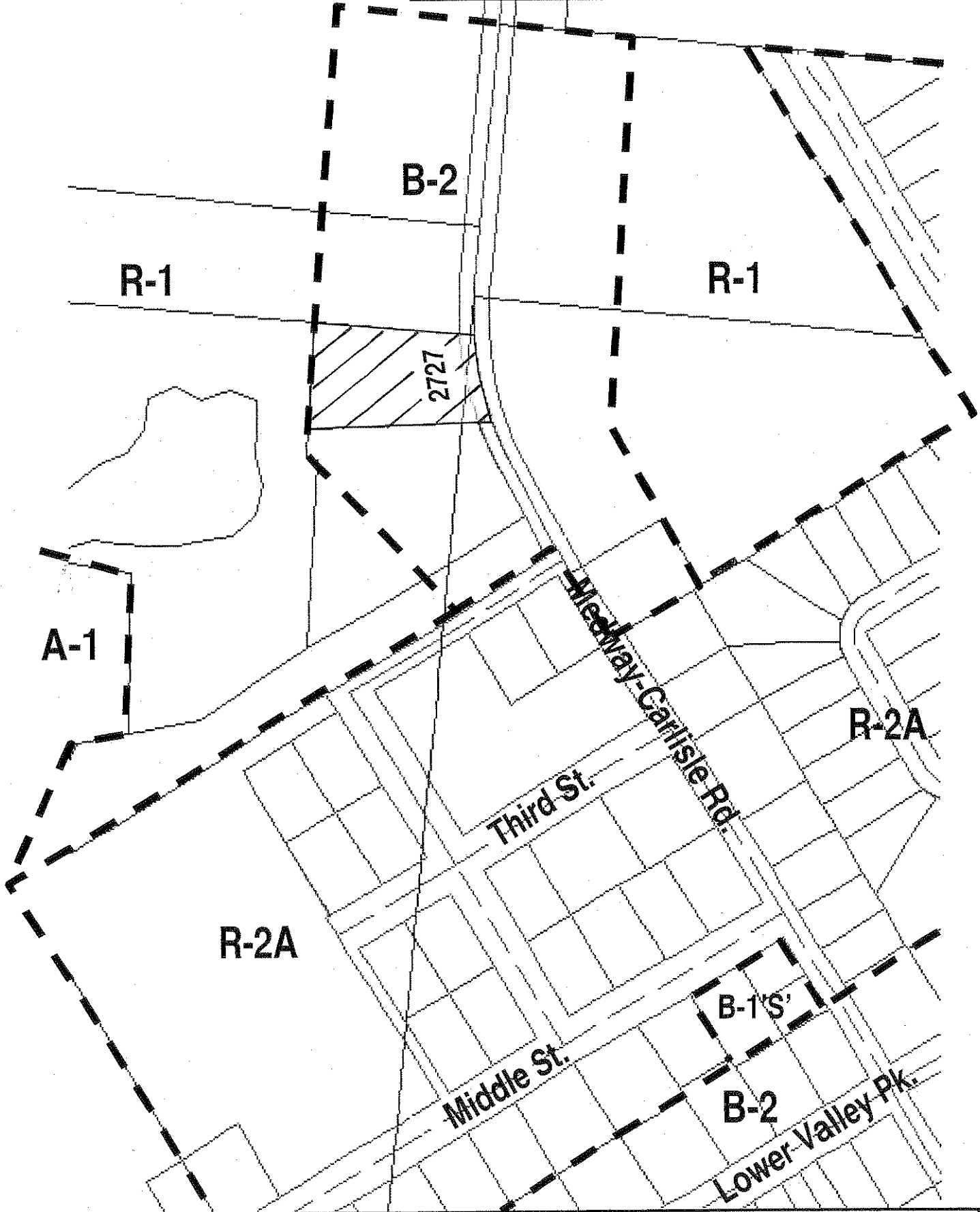

Doug Smith and Barb Kuhns
2582 Medway Carlisle Road
Medway, Ohio 45341



REZONING CASE Z-2006-1 2727 Medway-Carlisle Rd.
Bethel Twp. B-2 to R-1

Zoning Map

540ft



REZONING CASE Z-2006-1 2727 Medway-Carlisle Rd.
Bethel Twp. B-2 to R-1

CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

May 2003

B-1, B-2, B-3 & B-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	B-1	B-2	B-3	B-4
1. Business and/or Professional Offices	Y	Y	Y	Y
2. Banks & Financial Institutions	Y	Y	Y	Y
3. Eating & Drinking Places, excluding Drive-in or Carry-out	Y	Y	Y	Y
4. Radio and Television Broadcasting Studios	Y	Y	Y	Y
5. Funeral Homes & Mortuaries	Y	Y	Y	Y
6. Automotive Service Stations	Y	Y	Y	Y
7. Custom Butcher Shops	Y	Y	Y	Y
8. Indoor Motion Picture Theaters	N	Y	Y	Y
9. Retail Food Stores	N	Y	Y	Y
10. Drive-in, Fast Food, Drive-in Carry-out Restaurants and/or Drive-through Retail Establishments	N	Y	Y	Y
11. Garden Centers, Greenhouses	N	Y	Y	Y
12. Automotive Repair Garages	N	Y	Y	Y
13. Car Washes	N	Y	Y	Y
14. Air Conditioning, Plumbing, Heating, and Roofing Shops	N	Y	Y	Y
15. Automotive & Auto Accessory Sales	N	Y	Y	Y
16. Building and Related Trades	N	Y	Y	Y
17. Commercial Recreation Establishments	N	Y	Y	Y
18. Animal Hospitals, Veterinary Clinics, and Kennels	N	N	Y	Y
19. Building Material Sales Yard	N	N	Y	Y
20. Drive-In Motion Picture Theater	N	N	Y	Y
21. Private and Public Outdoor Recreation Areas	N	N	Y	Y
22. Motels and Hotels	N	N	Y	Y
23. Hospitals & Auxiliary Facilities	N	N	Y	Y
24. Automotive Body Shop	N	N	Y	Y
25. Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business	N	N	N	Y
26. Bottling of Soft Drinks and Milk or Distributing Stations	N	N	N	Y
27. Contractor's Equipment Storage Yard or Storage & Rental Contractor's Equipment	N	N	N	Y
28. Motor Vehicle, Boat, & Camper Storage	N	N	N	Y
29. Trucking and Motor Freight Station or Terminal	N	N	N	Y
30. Carting, Express, or Hauling Establishments	N	N	N	Y
31. Stone or Monument Works	N	N	N	Y
32. Mini-Warehouse or Self Storage Facilities	N	N	N	Y

B-1, B-2, B-3 & B-4

CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	B-1	B-2	B-3	B-4
1. Commercial Recreation Establishments	Y	--	--	--
2. Day-Care Centers	Y	Y	Y	Y
3. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	Y
4. Clubs, Fraternal or Lodge Organizations	Y	Y	Y	Y
5. Animal Hospitals, Veterinary Clinics, and Kennels	Y	Y	--	--
6. Bars and Taverns	N	Y	Y	Y
7. Wholesale Establishments	N	N	Y	Y
8. Adult Entertainment Establishments	N	N	N	Y

I-1

PRINCIPAL PERMITTED AND CONDITIONED USES:
1. Industrial & Manufacturing Establishments
2. Warehouses
3. Wholesale Establishments
4. Manufacturing Retail Outlets
5. Any use permitted and as regulated as a Principal Permitted or Conditioned Use in the B-4 District
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Any use permitted and as regulated as a Conditionally Permitted Use in the B-4 District
2. Junkyards & Automobile Wrecking Yards
3. Resource and Mineral Extraction
4. Penal & Correctional Facilities
5. Sanitary Landfills

O-1 & OR-2

PRINCIPAL PERMITTED AND CONDITIONED USES:	O-1	OR-2
1. Business and/or Professional Offices, including Medical and Dental Clinics	Y	N
2. Banks and Financial Institutions	Y	N
3. Law, Real Estate, and Insurance Offices	Y	N
4. Business Service Establishments	Y	N
5. Single-Family Dwellings	N	Y
6. Incidental Business Uses	N	Y

Y = Yes (Permitted)

N = No (Not Permitted)

CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

May 2003

A-1

PRINCIPAL PERMITTED AND CONDITIONED USES:	
1. Agriculture, Farm Markets, & related buildings & structures	
2. Agricultural-Related Processing & Marketing	
3. Single-Family Residential	
4. Single-Family Residential (restricted to lotsplits)	
5. Single-Family Residential (restricted to cluster lotsplits & bonus cluster lotsplits)	
6. Private Landing Field	
7. Day-Care Homes	
8. Bed and Breakfast	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
1. Home Occupations	
2. Private and Public Outdoor Recreation Areas	
3. Cemeteries	
4. Animal Hospitals, Veterinary Clinics & Kennels	
5. Resource and Mineral Extraction	
6. Demolition Disposal Facility	
7. Airports	
8. Radio, Television, & Telecommunications Transmission & Receiving Towers	
9. Hospitals and Auxiliary Facilities	
10. Group Care Home	
11. Nursing Homes, Convalescent Homes, & Rest Homes	
12. Feed Lot, Grain Elevators, & Slaughterhouses	
13. Day-Care Centers	
14. Churches and Similar Places of Worship	
15. Primary and Secondary Schools	
16. Institutions of Higher Learning	
17. Garden Centers and Greenhouse	

AR-1, AR-2, AR-5, AR-10, & AR-25

PRINCIPAL PERMITTED AND CONDITIONED USES:	AR-1	AR-2	AR-5	AR-10	AR-25
1. Agriculture, Farm Markets, & related buildings & structures	Y	Y	Y	Y	Y
2. Single-Family Residences	Y	Y	Y	Y	Y
3. Day-Care Homes	Y	Y	Y	Y	Y
4. Bed and Breakfast	Y	Y	Y	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	AR-1	AR-2	AR-5	AR-10	AR-25
1. Home Occupations	Y	Y	Y	Y	Y
2. Churches and Similar Places of Worship	Y	Y	Y	Y	Y
3. Primary and Secondary Schools	N	Y	Y	Y	Y
4. Institutions of Higher Learning	N	N	Y	Y	Y

R-1, R-2, R-2A, R-2B

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-1	R-2	R-2A	R-2B
1. Single-Family Dwellings	Y	Y	Y	Y
	N	N	Y	Y
	N	N	Y	Y
	N	N	N	Y
2. Bed and Breakfast	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
3. Agriculture and Related Buildings and Structures	--	--	--	--
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-1	R-2	R-2A	R-2B
1. Home Occupation	Y	Y	Y	Y
2. Churches & similar places of worship	Y	Y	Y	Y
3. Primary & Secondary Schools	Y	Y	Y	Y
4. Institutions of Higher Learning	Y	N	N	N
5. Hospitals & Auxiliary Facilities	Y	Y	Y	N
6. Group Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
7. Farm Markets	Y	Y	Y	Y
8. Cemeteries	Y	N	N	N
9. Day-Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
	Y	Y	Y	N
10. Nursing Homes, Convalescent Homes, Rest Homes				
11. Radio, Television & Telecommunication Transmission / Receiving Towers	Y	N	N	N
12. Zero Lot Line, Cluster, Detached, Semi-detached Dwellings, or other housing types of a similar character	N	Y	Y	Y

R-MHP

PRINCIPAL PERMITTED USES:
1. Mobile Homes
2. Manufactured Homes
3. Communal Facilities

Y = Yes (Permitted)

N = No (Not Permitted)

R-3 & R-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-3	R-4
1. Single-Family Dwellings	Y	Y
2. Two-Family Dwellings	Y	Y
3. Three-Family Dwellings	N	Y
4. Four-Family Dwellings	N	Y
5. Multiple-Family Dwellings	N	Y
6. Condominium Residences	N	Y
7. Agriculture and Related Buildings & Structures	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-3	R-4
1. Zero Lot Line, Cluster, Detached, Semi-detached, or Attached Dwellings, or other housing types of a similar character	Y	Y
2. Home Occupation	Y	Y
3. Churches & similar places of worship	Y	Y
Group Care Homes	Y	Y
5. Day-Care Homes	Y	Y
6. Day-Care Centers	N	Y
7. Community Facilities	N	Y

PD

PRINCIPAL PERMITTED USES:
1. PD-R (Residential)
2. PD-O (Office)
3. PD-B (Business)
4. PD-I (Industrial)
5. PD-M (Mixed Uses)
6. PD-C (Conservation)
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Home Occupation